

120.0

0013

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

826,900 / 826,900

USE VALUE:

826,900 / 826,900

ASSESSED:

826,900 / 826,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
52		DICKSON AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: RODERICK LISA M	
Owner 2: WEISENFELD MARIAN R	
Owner 3:	

Street 1: 52 DICKSON AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MARIANI J LENA -	
Owner 2: LIFE ESTATE -	
Street 1: 52 DICKSON AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .197 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2331 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8600		Sq. Ft.	Site		0	70.	0.795										474,599						474,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	8600.000	352,300		474,600	826,900	

Total Card	0.197	352,300		474,600	826,900	Entered Lot Size
Total Parcel	0.197	352,300		474,600	826,900	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	354.74	/Parcel:	354.74	Land Unit Type:
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Parcel ID	120.0-0013-0001.0	Date
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19324!

PRINT Date Time

12/30/21 08:52:20

LAST REV Date Time

09/03/19 11:25:04

apro

9324

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																															
Type: 19 - Ranch	2	Rating: Very Good																																																									
Sty Ht: 1 - 1 Story				A Bath:	Rating:																																																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																						
Frame: 1 - Wood				1/2 Bath:	Rating:																																																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																						
Sec Wall: 8 - Brick Veneer	30%			OthrFix:	Rating:																																																						
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																																																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																																																						
Color: WHITE				A Kits:	Rating:																																																						
View / Desir:				Fpl: 1	Rating: Good																																																						
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																						
Grade: C - Average				<b>CONDOS INFORMATION</b>																																																							
Year Blt: 1956	Eff Yr Blt:			Location:																																																							
Alt LUC:	Alt %:			Total Units:																																																							
Jurisdct: G12	Fact: .			Floor:																																																							
Const Mod:				% Own:																																																							
Lump Sum Adj:				Name:																																																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																																																							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %																																																						
Prim Int Wal: 1 - Drywall				Functional:		%																																																					
Sec Int Wall:		%		Economic:		%																																																					
Partition: T - Typical				Special:		%																																																					
Prim Floors: 3 - Hardwood				Override:		%																																																					
Sec Floors: 4 - Carpet	25 %				Total:	10.8 %																																																					
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>																																																							
Subfloor:				Basic \$ / SQ: 100.00																																																							
Bsmnt Gar: 2				Size Adj.: 1.32567573																																																							
Electric: 3 - Typical				Const Adj.: 1.01656747																																																							
Insulation: 2 - Typical				Adj \$ / SQ: 134.764																																																							
Int vs Ext: S				Other Features: 101750																																																							
Heat Fuel: 1 - Oil				Grade Factor: 1.00																																																							
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																																																							
# Heat Sys: 1				NBHD Mod:																																																							
% Heated: 100	% AC:			LUC Factor: 1.00																																																							
Solar HW: NO	Central Vac: NO			Adj Total: 394956																																																							
% Com Wal	% Sprinkled			Depreciation: 42655																																																							
				Depreciated Total: 352300																																																							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																															
<b>SPEC FEATURES/YARD ITEMS</b>																																																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																										
2	Frame Shed	D	Y	1	9X9	A	AV	2014	0.00	T	4	101																																															
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